

Communication from Public

Name:

Date Submitted: 05/19/2026 09:53 AM

Council File No: 22-0178

Comments for Public Posting: Please STOP the RUBS BAN. Here's supporting data as to the importance of RUBS: - Based on a study encompassing hundreds of thousands of units utilizing a RUBS service provider in California, over the past several years, on average, there has been a 31% reduction in water consumption across rental properties utilizing RUBS for water cost allocation. In fact, a recent study following the ban on the use of RUBS in San Jose found that water usage increased at impacted apartment buildings following the prohibition. - RUBS is one of the few tools available that encourages conservation of water and other utilities in older, master-metered buildings where individual-unit usage cannot be specifically measured. RUBS utilizes fair and reasonable allocation methodologies that allocate water and other utility costs on a variety of factors that ensure accuracy. - RUBS allows housing providers to fairly recover rising utility costs tied to resident consumption. In the face of the city's recent reduction of allowable rent increases to 90% of CPI up to a maximum of 4% (from previous 8%) and elimination of the 1% additional allowed increases for gas and electric in master metered buildings, maintaining the use of RUBS is critical to the survival of many of today's housing providers who may be operating at the margins. The decisions made by your Council and the Board of Supervisors are driving quality housing providers, out of the area. The current restrictions on Landlords in Los Angeles city, Los Angeles county and, Unincorporated Los Angeles County, are too many. Even without the regulations & restrictions being constantly placed on Landlords, the cost of operating a business in California is extremely high - and escalating. Between taxes, insurances, utilities, and labor costs, many landlords can't afford to keep going if you keep limiting what they can do and charge. It's clear that LAHD's goal is to drive out quality landlords and allow lower quality Landlords to take over - it's starting to appear as if this is the Council's goal as well. If that's true, then keep going the way you are. But, if you actually value Los Angeles and wish to keep it a desirable place in which to live, please please please STOP with all of these restrictions. Thank you for your time and consideration into this matter. As a resident and business operator in Los Angeles county, I hope you will make a decision that benefits our wonderful area's future and not just the LAHD.

Communication from Public

Name: Nato Flores

Date Submitted: 05/19/2026 10:26 AM

Council File No: 22-0178

Comments for Public Posting: We provide housing in South Central Los Angeles. We rent housing units in the Jefferson Park, Leimert Park and South Central. Eliminating the use of Ratio Utility Billing Systems (RUBS) for allocating water and other utility costs in rental housing will make it difficult for the landlord to provide low cost rental units because they have no way to recover their cost for utilities. This will have the effect of reducing the number of low cost rental units in the City of Los Angeles.

Communication from Public

Name: Jena
Date Submitted: 05/19/2026 10:37 AM
Council File No: 22-0178

Comments for Public Posting: Dear city council members, please encourage tenant's responsible water usage by allowing landlords to charge partial utilities. If you pass this law prohibiting partial water or utility charges to tenants, it encourages a hostile attitude towards property mgmt companies/ landlords and tenants which is destructive and unhealthy. Please encourage responsible behavior on both sides to maintain a fair, balanced and healthy relationship between tenants and mgmt companies. Dumping all expenses and responsibilities on mgmt co/landlords is very hostile towards property owners and it deteriorates ability of mgmt companies to provide good service to tenants. At the end, it becomes a loose-loose scenerio for both tenants and landlords

Communication from Public

Name: Eric

Date Submitted: 05/19/2026 10:40 AM

Council File No: 22-0178

Comments for Public Posting: As an apartment owner, I urge you to oppose any proposal that would prohibit property owners from charging RUBS to tenants in new tenancies. With operating expenses continuing to rise faster than rental income, apartment owners are facing shrinking net income year after year. It is already becoming increasingly difficult to earn a reasonable return that justifies the time, effort, risk, and ongoing investment required to own, manage, and maintain properties to the standards expected by both the City and our tenants. Allowing tenants to pay for the water and power they actually consume is both fair and responsible. It encourages conservation by making residents more mindful of their usage and helps reduce unnecessary waste of valuable resources. Preventing owners from implementing RUBS would only add further financial strain to housing providers at a time when costs are already escalating across the board. I respectfully ask that you oppose any measure that would ban the use of RUBS for new tenancies.

Communication from Public

Name:

Date Submitted: 05/19/2026 10:45 AM

Council File No: 22-0178

Comments for Public Posting: Hello City Council Members, Regarding Council File Number: 22-0178, I urge you to OPPOSE any proposal that would ban RUBS for new tenants. It would be unfair to existing tenants. Thank you.

Communication from Public

Name: Jackie G

Date Submitted: 05/19/2026 10:49 AM

Council File No: 22-0178

Comments for Public Posting: Please do not remove RUBS. It is not possible to rent with unlimited utility usage. Many homes will be removed from the rental market if this goes away.

Communication from Public

Name: Miriam Palacio
Date Submitted: 05/19/2026 11:13 AM
Council File No: 22-0178
Comments for Public Posting: We should be promoting conservation not cost increases making it more difficult to operate our rapidly increasing expenses in the management of our family owned rentals.

Communication from Public

Name: Jose F Carrillo

Date Submitted: 05/19/2026 11:16 AM

Council File No: 22-0178

Comments for Public Posting: - RUBS promotes conservation and responsible utility usage -
Utility costs continue to rise dramatically for housing providers -
Eliminating RUBS removes a fair and widely used cost-allocation
tool - Policies should encourage conservation, not discourage it -
Additional operational restrictions make housing more difficult
and expensive to provide

Communication from Public

Name: Ira Boren

Date Submitted: 05/19/2026 11:30 AM

Council File No: 22-0178

Comments for Public Posting: RUBS remains an important conservation and cost-recovery tool for older, master-metered buildings where individual unit metering is not feasible. Any policy change should be based on data, stakeholder input, and a full analysis of impacts on conservation, affordability, and housing operations.

Communication from Public

Name: LUIS Dmz
Date Submitted: 05/19/2026 11:38 AM
Council File No: 22-0178

Comments for Public Posting: I am writing to express my opposition to the proposed elimination of Ratio Utility Billing Systems (RUBS). RUBS is a widely accepted tool that allows for the fair allocation of utility costs among tenants while encouraging responsible consumption. By making residents aware of their usage, RUBS directly supports the City's environmental and water conservation goals. Housing providers are currently facing significant financial pressure from rising utility rates, insurance premiums, maintenance requirements, and regulatory burdens. Eliminating RUBS shifts these growing expenses entirely onto property owners and discourages resource efficiency by disconnecting tenants from the actual cost of their consumption. Rather than a total ban, I suggest that policies focus on improving transparency and accountability. Adding further operational restrictions and regulatory limitations makes rental housing more expensive to provide, which ultimately leads to higher housing costs and reduced investment in property maintenance. Best regards, LD Portobello Plus Management Co., Inc.

Communication from Public

Name:

Date Submitted: 05/19/2026 11:47 AM

Council File No: 22-0178

Comments for Public Posting: DO NOT REMOVE RUBS. RUBS provide equitable cost distribution and encourages conservation of water, a vital but diminishing commodity. Removing RUBS will have no net benefit to tenants as the rents would be increased to meet expenses of managing the properties.

Communication from Public

Name: Megan Edner

Date Submitted: 05/19/2026 12:02 PM

Council File No: 22-0178

Comments for Public Posting: RUBS has been proven to encourage conservation and studies in other California cities have shown that consumption increased significantly when RUBS programs were outlawed in those cities. The housing department gave no consideration to conservation data when making this report and acted on their own without direction from the city council to make this recommendation without seeking stakeholder feedback. We use RUBS on our older buildings and it is the only way for us to pass through a small share of the unit's utility costs to our tenants. We use a third party billing service that prioritizes transparency and fairness in the billing process. I support reforms at the City level for transparency but not eliminating RUBS, as this eliminates this pass through completely and shifts yet another large cost burden on owners at a time when operating costs are already outpacing the city's allowable rent increase formula and the city just eliminated the utility adjustment for master metered buildings.

Communication from Public

Name: Josh

Date Submitted: 05/19/2026 01:07 PM

Council File No: 22-0178

Comments for Public Posting: RUBS promotes conservation and responsible utility usage Utility costs continue to rise dramatically for housing providers Eliminating RUBS removes a fair and widely used cost-allocation tool Policies should encourage conservation, not discourage it Additional operational restrictions make housing more difficult and expensive to provide It is unlawful and unjust to remove RUBS. DO NOT LET THIS HAPPEN

Communication from Public

Name: Steven L. Matilla

Date Submitted: 05/19/2026 01:35 PM

Council File No: 22-0178

Comments for Public Posting: To our city council - Please oppose the proposed ban on RUBS for new tenancies. It has become very difficult and expensive to own and operate residential income properties in Los Angeles. We cannot keep up with increased expenses through rent increases so any way we can minimize our expenses and create responsible, thrifty, water usage by our tenants is common sense, therefore I am for keeping RUBS in place. Regards, Steven Matilla

Communication from Public

Name: Alex

Date Submitted: 05/19/2026 01:41 PM

Council File No: 22-0178

Comments for Public Posting: Eliminating RUBs would hurt both landlords and tenants at a time when utility costs have been rising by more than 15% per year. RUBs encourages property owners to continue providing housing by allowing utilities to be shared fairly among residents instead of forcing all costs onto landlords. It also encourages tenants to conserve water, gas, and electricity and reduce unnecessary waste. Having tenants pay their fair share of utility usage is a reasonable and balanced approach that helps keep housing more affordable and sustainable for everyone.

Communication from Public

Name: John Janavs

Date Submitted: 05/19/2026 02:05 PM

Council File No: 22-0178

Comments for Public Posting: Honorable City Council, It's genuinely unjust to ban the use of RUBS programs from rental housing. Utility costs are generated by tenants, for their own use. When they pay for these costs they are far more mindful of the resources they use and tend to be more conscientious about conserving. If the city is genuinely interested in reducing resource use, tenants must remain accountable and responsible for what they use. Housing providers are facing massively rising costs in all areas of maintenance and management. Insurance costs alone have gone up over 300% over the last three years. Mine went from \$6300 to over \$23,000 per year. There is no city approved rent increase that can cover the rise in just that cost alone, not to mention property taxes, trash collection, pay rates for all service people. RSO housing is at a minimum 50 years old, and most is much older. These buildings take a tremendous amount of maintenance and upgrades are extremely expensive. You cannot continue to restrict rent adjustments and simultaneously force greater expenses on housing providers. Eliminating RUBS programs is irresponsible both from an environmental standpoint, economic standpoint, and simply from a fairness standpoint. I urge you to let RUBS programs stand as they are. John Janavs Studio City 818-404-6690

Communication from Public

Name: Diana Gonzalez
Date Submitted: 05/19/2026 02:08 PM
Council File No: 22-0178
Comments for Public Posting: To the Los Angeles City Council. We urge you OPPOSE any proposal that would ban RUBS for new tenancies. Council File Number: 22-0178 For the following reasons: RUBS promotes conservation and responsible utility usage Utility costs continue to rise dramatically for housing providers Eliminating RUBS removes a fair and widely used cost-allocation tool Policies should encourage conservation, not discourage it Additional operational restrictions make housing more difficult and expensive to provide

Communication from Public

Name: Scott

Date Submitted: 05/19/2026 02:58 PM

Council File No: 22-0178

Comments for Public Posting: Dear Council Members, I am writing to express my support for allowing landlords to maintain Ratio Utility Billing Systems (RUBS) in Los Angeles rental housing. One of the biggest benefits we have seen since implementation 9 years ago is improved conservation. When residents are more aware of their individual share of utility costs, water, trash and energy usage naturally decreases. Tenants are more likely to report a running toilet, leaky faucet, or a neighbor's excessive utility usage. To give an example, we had a former tenant who would leave the shower running all night because it helped them sleep. This went on for months of managing the building until we implemented RUBS billing, which immediately stopped the excessive waste. RUBS encourages more responsible consumption habits and helps reduce unnecessary waste, which is especially important given California's ongoing water and environmental challenges. RUBS also creates a fairer system where utility costs are shared more equitably among residents based on occupancy and usage factors, rather than being fully absorbed into rising rents. RUBS helps property owners continue to maintain housing quality while promoting sustainability. I encourage you to support policies that allow RUBS billing as part of broader conservation and housing affordability efforts in Los Angeles. Thank you for your time and consideration. Sincerely, Housing Providers

Communication from Public

Name:

Date Submitted: 05/19/2026 03:03 PM

Council File No: 22-0178

Comments for Public Posting: The Los Angeles Housing Department is recommending a complete ban on Ratio Utility Billing Systems — without data, stakeholder input, or an economic or environmental analysis. RUBS is one of the few practical tools available to encourage conservation in older, master-metered buildings where individual unit usage cannot be measured. It allows housing providers to fairly recover rising utility costs tied to resident consumption. The proposal was developed without direction from the City Council and without input from housing providers. A recent analysis of San José's RUBS ban found that water usage increased among affected apartment buildings after the prohibition.

Communication from Public

Name: Marie Chung Fimbres

Date Submitted: 05/18/2026 02:04 PM

Council File No: 22-0178

Comments for Public Posting: I am writing to state my firm opposition to a ban against RUBS (Ratio Utility Billing System). A ban against RUBS would severely adversely impact the housing providers already facing massive expenses. Quality housing will suffer. RUBS is an important conservation tool for the rental industry. Please vote against any bans to RUBS. Thank you, Marie Chung Fimbres

Communication from Public

Name:

Date Submitted: 05/18/2026 02:04 PM

Council File No: 22-0178

Comments for Public Posting: RUBS has been and is a valuable program for tenant accountability with water conservation and electrical conservation where properties have limited power supply due to their age. We have found many tenants in properties leave the water running for hours with complete disregard to the cost because they are not paying the bill. Also, tenants use excessive water use as a means to be punitive to owners. In a time where utility costs and other expenses have sky rocketed out of control it is important to have tenants partner with conservation to help be able to maintain properties instead of eating operating expenses and diverting whatever limited funds from other maintenance and repairs.

Communication from Public

Name: Steve Ram

Date Submitted: 05/18/2026 02:22 PM

Council File No: 22-0178

Comments for Public Posting: Please vote NO on the proposal that would ban RUBS (Ratio Utility Billing System) for new tenancies. Housing providers already face rapidly increasing expenses, including insurance, maintenance, utilities, labor, and property taxes. Banning RUBS would make it even more difficult to manage operating costs while maintaining quality housing. RUBS is an important conservation tool that encourages responsible water, gas, and electricity usage. Eliminating RUBS would remove incentives for conservation at a time when California continues to face serious concerns over water supply, energy demand, and rising utility costs.

Communication from Public

Name: Steven Vance
Date Submitted: 05/18/2026 02:43 PM
Council File No: 22-0178
Comments for Public Posting: We need to keep RUBS. Thanks.

Communication from Public

Name: AL

Date Submitted: 05/18/2026 02:58 PM

Council File No: 22-0178

Comments for Public Posting: RUBS promotes conservation and responsible utility usage Utility costs continue to rise dramatically for housing providers Eliminating RUBS removes a fair and widely used cost-allocation tool Policies should encourage conservation, not discourage it Additional operational restrictions make housing more difficult and expensive to provide

Communication from Public

Name: Big Al

Date Submitted: 05/18/2026 03:09 PM

Council File No: 22-0178

Comments for Public Posting: • RUBS promotes conservation and responsible utility usage • Utility costs continue to rise dramatically for housing providers • Eliminating RUBS removes a fair and widely used cost-allocation tool • Policies should encourage conservation, not discourage it • Additional operational restrictions make housing more difficult and expensive to provide. PLEASE, PLEASE, PLEASE do not adopt this.

Communication from Public

Name:

Date Submitted: 05/18/2026 03:39 PM

Council File No: 22-0178

Comments for Public Posting: PLEASE DO NOT BAN 'RUBS'!!! Housing providers already face rapidly increasing expenses, including insurance, maintenance, utilities, labor, and property taxes. Banning RUBS would make it even more difficult to manage operating costs while maintaining quality housing. RUBS is an important conservation tool that encourages responsible water, gas, and electricity usage. Eliminating RUBS would remove incentives for conservation at a time when California continues to face serious concerns over water supply, energy demand, and rising utility costs. -RUBS promotes conservation and responsible utility usage
-Utility costs continue to rise dramatically for housing providers
-Eliminating RUBS removes a fair and widely used cost-allocation tool -Policies should encourage conservation, not discourage it -Additional operational restrictions make housing more difficult and expensive to provide Thank you for your consideration

Communication from Public

Name: Michele Stetz

Date Submitted: 05/18/2026 03:50 PM

Council File No: 22-0178

Comments for Public Posting: Hello City Council Members, I urge you to OPPOSE any proposal that would ban RUBS for new tenancies. Council File Number: 22-0178. As a Rental Property Manager, RUBS Billing is extremely useful in determining utility usage between tenants. We review the LADWP and Gas usage quarterly to ensure fair and accurate fees are paid by existing tenants. Tenants are given a report of usage and informed of their rights to review and discuss the information provided. THANK YOU!!!

Communication from Public

Name: Deborah Harris
Date Submitted: 05/18/2026 03:51 PM
Council File No: 22-0178
Comments for Public Posting: RUBS promotes conservation and responsible utility usage Utility costs continue to rise dramatically for housing providers Eliminating RUBS removes a fair and widely used cost-allocation tool Policies should encourage conservation, not discourage it Additional operational restrictions make housing more difficult and expensive to provide

Communication from Public

Name: rachel mazouz

Date Submitted: 05/18/2026 04:37 PM

Council File No: 22-0178

Comments for Public Posting: RUBS promotes conservation and responsible utility usage Utility costs continue to rise dramatically for housing providers Eliminating RUBS removes a fair and widely used cost-allocation tool Policies should encourage conservation, not discourage it Additional operational restrictions make housing more difficult and expensive to provide I've already taken one of my two units off the market This will be more incentive to take off another you're making it harder and harder for those of us, especially with condos to be able to keep rents reasonable with all the repairs and increases in dues and assessments and rent freezes we cannot keep up

Communication from Public

Name: Brussly

Date Submitted: 05/18/2026 05:00 PM

Council File No: 22-0178

Comments for Public Posting: Stop the RUBS ban. We need you to share your personal story and these key concerns with the members of the City of Los Angeles' Housing & Homelessness Committee: Based on a study encompassing hundreds of thousands of units utilizing a RUBS service provider in California, over the past several years, on average, there has been a 31% reduction in water consumption across rental properties utilizing RUBS for water cost allocation. In fact, a recent study following the ban on the use of RUBS in San Jose found that water usage increased at impacted apartment buildings following the prohibition. RUBS is one of the few tools available that encourages conservation of water and other utilities in older, master-metered buildings where individual-unit usage cannot be specifically measured. RUBS utilizes fair and reasonable allocation methodologies that allocate water and other utility costs on a variety of factors that ensure accuracy. RUBS allows housing providers to fairly recover rising utility costs tied to resident consumption. In the face of the city's recent reduction of allowable rent increases to 90% of CPI up to a maximum of 4% (from previous 8%) and elimination of the 1% additional allowed increases for gas and electric in master metered buildings, maintaining the use of RUBS is critical to the survival of many of today's housing providers who may be operating at the margins. The LAHD proposal was developed without direction from the City Council and without input from housing providers.

Communication from Public

Name: Larry Blivas

Date Submitted: 05/18/2026 05:30 PM

Council File No: 22-0178

Comments for Public Posting: This is completely outrageous, for the City of Los Angeles with its perennial drought and fire issues to consider something like this ludicrous. All you would be doing encouraging tenants to use waste or utilize any amount of water or power with no consequence or cost. Blake we must go to LA City council meeting at 2:30pm on Wednesday to give our discussion points-

1. RUBS promotes conservation. When utilities are simply folded into rent, tenants have less financial reason to reduce water, gas, electricity, or trash-related usage. LAHD's report notes that landlord advocates told the city RUBS supports conservation and greening goals by making tenants financially responsible for usage.
2. A ban shifts unpredictable utility costs onto housing providers. Utility costs fluctuate. If Los Angeles prohibits RUBS in RSO buildings, landlords would no longer be able to separately recover rising utility costs through an allocation system. LAHD recommends replacing existing RUBS charges with a one-time rent adjustment, but that locks a variable operating cost into rent control limits.
3. The original motion asked for transparency, not abolition. The 2022 motion requested detailed written disclosure of the billing methodology, rules for common-area charges, dispute procedures, landlord liability for third-party billing errors, and protections for low-income tenants. It did not ask LAHD to eliminate RUBS.
4. The better solution is disclosure and enforcement. The legitimate tenant complaint is that they may not know how bills are calculated or how to dispute them. The city can fix that with mandatory formulas, itemized bills, master-bill access, response deadlines, audit rights, and penalties for overcharges. LAHD already recommends these kinds of transparency requirements for non-RSO units.
5. A ban punishes compliant landlords instead of bad billing practices. If a landlord or billing company overcharges, hides the formula, adds junk fees, or refuses to explain charges, the city should penalize that conduct. But banning RUBS entirely removes a practical tool from older buildings where individual metering may be difficult or prohibitively expensive

Communication from Public

Name: Ali Ghafari

Date Submitted: 05/18/2026 05:41 PM

Council File No: 22-0178

Comments for Public Posting: Subject: Opposition to Proposed RUBS Ban – Council File 22-0178 Dear Los Angeles City Council Members, I respectfully oppose the proposed ban on RUBS (Ratio Utility Billing System) for new tenancies under Council File 22-0178. Housing providers across Los Angeles are already facing significant increases in operating expenses, including insurance, utilities, maintenance, labor, and property taxes. Eliminating RUBS would remove a widely used and practical cost-allocation method that helps properties remain financially sustainable while continuing to provide quality housing. RUBS also promotes responsible utility consumption by encouraging residents to be mindful of water, sewer, and trash usage. At a time when California continues to face serious concerns regarding water conservation, energy demand, and rising utility costs, removing this system sends the wrong message and may discourage conservation efforts. Additional restrictions on housing providers ultimately increase the cost and difficulty of operating rental housing in Los Angeles. Policies should support practical solutions that balance tenant protections with the economic realities of maintaining multifamily housing. For these reasons, I strongly urge the City Council to oppose and reject any proposal that would ban RUBS for new tenancies. Thank you for your time and consideration. Sincerely,
Ali Ghafari

Communication from Public

Name: ROSALIE F JUAREZ
Date Submitted: 05/18/2026 06:06 PM
Council File No: 22-0178
Comments for Public Posting: 22-0178 DO NOT BAN RUBS!!!

Communication from Public

Name: Ryan

Date Submitted: 05/19/2026 08:08 AM

Council File No: 22-0178

Comments for Public Posting: RUBS promotes conservation and responsible utility usage Utility costs continue to rise dramatically for housing providers Eliminating RUBS removes a fair and widely used cost-allocation tool Policies should encourage conservation, not discourage it Additional operational restrictions make housing more difficult and expensive to provide

Communication from Public

Name: Al Chel
Date Submitted: 05/19/2026 08:54 AM
Council File No: 22-0178
Comments for Public Posting: * The RUBS promotes conservation and responsible utility usage
* Utility costs continue to rise dramatically for housing providers, affecting ability to maintain and improvements. * Eliminating RUBS removes a fair and widely used cost-allocation tool * Policies should encourage conservation, not discourage it * Additional operational restrictions make housing more difficult and expensive to provide

Communication from Public

Name:

Date Submitted: 05/19/2026 09:18 AM

Council File No: 22-0178

Comments for Public Posting: Dear Council, you already have in system that if someone want to apply RUBS for their tenant they can not raise the rent in the same years any more, also i understand that city makes money , the more water is used the more money city make , "" beware"" leaving the water faucet open is one of the tools the tenants use for housing provider to get back to them, 10 15 unit apartment buildings the los angeles mom and pop retirement is already on the edge of the collapse. some tenant do-not respect water (life) gas (fire) without it we would not be here today RUBS promotes conservation and responsible utility usage. Please use responsibility over greed. -----greed is not good----- Utility costs continue to rise dramatically for housing providers Eliminating RUBS removes a fair and widely used cost-allocation tool Policies should encourage conservation, not discourage it Additional operational restrictions make housing more difficult and expensive to provide

Communication from Public

Name: MARK JEN

Date Submitted: 05/19/2026 09:46 AM

Council File No: 22-0178

Comments for Public Posting: I OPPOSE any proposal that would ban RUBS for new tenancies. Housing providers got attack left and right with all kinds of unfair regulations. We are in this business to provide fair housing to every one. City keeps adding on more fees and restrictions. It will just make the housing more expensive.

Communication from Public

Name: Ahmad Heydar

Date Submitted: 05/19/2026 09:47 AM

Council File No: 22-0178

Comments for Public Posting: Dear Council Members; I urge you to OPPOSE any proposal that would ban RUBS for new tenancies. Below are some important reasons for my request: • RUBS promotes conservation and responsible utility usage • Utility costs continue to rise dramatically for housing providers • Eliminating RUBS removes a fair and widely used cost-allocation tool • Policies should encourage conservation, not discourage it • Additional operational restrictions make housing more difficult and expensive to provide I'm attaching two LADWP water bills for your review. One is for a 40-unit apartment building at 14401 Foothill Blvd. that has used 211 HCF of water. This building is sub-metered for water, and the other one is for a 20-unit apartment building at 13002 Dronfield Ave. that has used 339 HFC of water. This building is NOT sub-metered. As you can see, when tenants are not responsible for payment of water, they tend to you water very excessively. Thank you.

CUSTOMER SERVICE

1-800-DIAL-DWP (342-5397)
Monday-Friday: 7 a.m. - 7 p.m.
Saturday: 7 a.m. - 2 p.m.
Sunday and holidays: Closed
Available 24/7 for emergency & outage calls

Paying Your Bill



AUTOMATIC PAYMENT

Automatically pay from your checking, savings or credit card by logging in at www.ladwp.com/billpay



ONLINE

Pay from your checking, savings or credit card any time by logging in at www.ladwp.com/myaccount



BY PHONE

Pay from your checking, savings or credit card any time by calling 1-877-MYPAYDWP (1-877-697-2939)



BY MAIL

Place your payment stub and your check or money order in the envelope provided with the bill.



IN PERSON

Via payment drop box

The 2024 Power Content Label is included in this bill.

Available July 1, 2025

2024 Drinking Water Quality Report

Visit: ladwp.com/waterqualityreport or scan the QR code
For printed copies call (213) 367-3182

YOSEMITE REGENCY, LLC, 13002 DRONFIELD AVE, SYLMAR, CA 91342

Account Summary

Previous Account Balance		\$ 8,150.58
Payment Received 11/13/25	<i>Thank you</i>	-8,150.58
Remaining Balance		\$ 0.00
New Charges		+ 6,900.05

Total Amount Due \$ 6,900.05

Summary of New Charges

Details on following pages.

Los Angeles Department of Water and Power Charges			
	Electric Charges	10/14/25 - 12/15/25	634 kWh \$261.53
	Water Charges	10/14/25 - 12/15/25	339 HCF \$3,953.23
Total LADWP Charges			\$ 4,214.76

LADWP provides billing services for the Bureau of Sanitation. All money collected for the services listed in the City of Los Angeles Bureau of Sanitation Charges section is forwarded to them.

City of Los Angeles Bureau of Sanitation Charges			
	Sewer Charges	10/14/25 - 12/15/25	\$2,644.74
	Solid Waste Charges	10/14/25 - 12/15/25	\$40.55
Total Sanitation Charges			\$ 2,685.29

Total New Charges \$ 6,900.05

PLEASE KEEP THIS PORTION FOR YOUR RECORDS. IF PAYING IN PERSON, BRING ENTIRE BILL TO CUSTOMER SERVICE CENTER.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT, MAKING SURE THE RETURN ADDRESS SHOWS IN THE ENVELOPE WINDOW.

THIS IS YOUR BILL

For paperless billing, go to www.ladwp.com/myaccount

ACCOUNT NUMBER
188 264 2614

DATE DUE Jan 5, 2026

AMOUNT DUE \$ 6,900.05

Please enter amount enclosed

\$

Write account number on check or money order and make payable to LADWP.

Other Important Phone Numbers

HEARING OR SPEECH-IMPAIRED - TTY

1-800-HEAR-DWP(432-7397)

STATE OF CALIFORNIA HOME ENERGY ASSISTANCE PROGRAM

1-866-675-6623, toll-free

CITY OF LOS ANGELES UTILITY TAX

1-800-215-6277

Correspondence Addresses

Please do not send correspondence with your payment. It may be delayed or lost.

LOS ANGELES DEPT OF WATER & POWER

PO Box 515407
Los Angeles, CA 90051-6707

Customer Service and Payment Information

WHEN TO PAY YOUR BILL

Your bill is due and payable on presentation and shall become delinquent nineteen days after the date of presentation. The payment due on your bill applies to the current charges only and does not extend the due date on any unpaid previous balance. Current City of Los Angeles policy provides for notification ten (10) days prior to discontinuance of service for nonpayment.

LATE PAYMENT CHARGE

A Late Payment Charge amounting to an 18% annual rate, computed on a daily basis, may be assessed on electric and water balances that are not paid by the due date. The charge is made for each day of the billing period shown on the current bill. Service may be discontinued for nonpayment.

IF YOU QUESTION YOUR LADWP CHARGES

Please contact an LADWP representative by phone at (800) 342-5397, in person at any of the LADWP Customer Service Centers listed on the back of your payment stub, or online using our Customer Service form at ladwp.com/contactus. After receiving an explanation, you may ask for more information from a supervisor. If you still disagree with the charges on your bill after communicating with Customer Service, you must send a written request for a dispute determination by the bill due date to: LADWP Customer Relations Office, P.O. Box 51111, Los Angeles, CA 90051-0100. In order to preserve your right to a dispute determination before termination of service, all undisputed amounts must be paid by the bill due date.

If you need help paying your bill, information about payment programs is available at ladwp.com/financialassistance or by calling us at (800) 342-5397.

ELECTRONIC CHECK CONVERSION

Your payment may be processed as a check transaction or a one-time electronic fund transfer, which means funds may be withdrawn the same day as payment, and you will not receive your check back from your bank. For more information on electronic fund transfers and fees for insufficient funds, please see www.ladwp.com/checkconversion.

Mail payments to LADWP, PO BOX 30808, LOS ANGELES, CA 90030-0808

WHERE TO PAY YOUR BILL

All LADWP Customer Service Centers below are open Mon-Fri, except holidays, from 9:00 am to 5:00 pm. You may make an appointment to visit a service center by calling 1-888-999-0477, or drop your payment in the payment box during normal business hours.

BISHOP

Main Office.....300 Mandich Street

METROPOLITAN LOS ANGELES

Main Office.....111 N. Hope St.
Boyle Heights.....919 S. Soto St., #10
Central.....4619 S. Central Ave.
Crenshaw-Baldwin Hills.....4030 Crenshaw Blvd.
Hollywood.....6547-B Sunset Blvd.
(entrance on Schrader Blvd.)
Lincoln Heights.....2417 Daly St.
Slauson-Vermont.....5928 S. Vermont Ave.
Watts.....1647 E. 103rd St

HARBOR AREA

San Pedro.....535 W. 9th St.
Wilmington.....931 N. Avalon Blvd

SAN FERNANDO VALLEY

Canoga Park.....7229 Winnetka Ave.
North Hills.....9154 Sepulveda Blvd.
Van Nuys.....6550 Van Nuys Blvd.

WEST LOS ANGELES

West Los Angeles.....1394 S. Sepulveda Blvd.

Place your payment stub in the provided envelope so that the address below shows through the window.

**PO BOX 30808
LOS ANGELES, CA 90030-0808**



www.ladwp.com 1-800-342-5397

Hours of operation - 7 am to 7 pm

DEFINITIONS (For residential customers, the tier rates on your bill may include the following adjustments.)

CRPSEA – (Capped Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs associated with RPS Operations and Maintenance, RPS debt service, and Energy Efficiency Programs.

ECA – (Energy Cost Adjustment) an adjustment that reflects the variations of fuel, energy and other associated costs.

ESA – (Electric Subsidy Adjustment) a charge reflecting the costs of subsidies including senior, disabled, EZ-SAVE, traffic control lighting, and enterprise zone.

IRCA – (Incremental Reliability Cost Adjustment) a charge reflecting Operations and Maintenance and debt service related to Power Reliability Program cost and legacy RCA under-collection.

kWh – (kilo-watt-hour) the units in which electric usage is measured. One kWh equals 1000 watts of electricity used for one hour.

RCA – (Reliability Cost Adjustment) a charge reflecting the costs to support additional capital investments needed to improve reliability in areas of power distribution, transmission and generation infrastructure.

VEA – (Variable Energy Adjustment) a charge reflecting the costs of fuel, non-RPS power purchase agreements, non-RPS economy purchases, legacy ECAF under-collection, and base rate decoupling from energy efficiency impact.

VRPSEA – (Variable Renewable Portfolio Standard Energy Adjustment) a charge reflecting the costs of RPS market purchases and RPS costs above and beyond any Operations and Maintenance and debt service payments.



Electric Charges

BILLING PERIOD **DAYS**
10/14/25 - 12/15/25 62

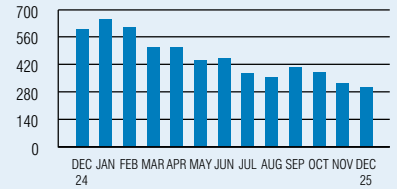
RATE SCHEDULE
A-1 and A-1[i] Small General Electric - Rate A Standard Service

NEXT SCHEDULED READ DATE
2/12/26

METER NUMBER **SERVES**
FM00009-01724352 HSE LTS

SA # : 1882642299

USAGE HISTORY (Total kWh)



	Prev Yr	Dec 25
Total kWh used	1,285	634
Average daily kWh	20	10
Days in billing period	64	62
Your average daily cost of electricity		\$4.22
Highest Demand in last 12 months:		4 kW

DESCRIPTION	CURRENT READ	PREVIOUS READ	TOTAL USED
Demand kW	1.28		1.28 kW
Energy kWh	25090	24456	634 kWh
Service Charge - 62 days			14.47
Facilities Charge - 62 days		4 kW x \$5.36/kW	44.31
ESA - 62 days		4 kW x \$0.46/kW	3.80
RCA - 62 days		4 kW x \$0.96/kW	7.94
IRCA - 62 days		4 kW x \$2.97/kW	24.55
IRCA based on KWH - 62 days		634 kWh x \$0.04652/kWh	29.49
Energy Charge Low Season - 62 days		634 kWh x \$0.05484/kWh	34.77
ECA - 62 days		634 kWh x \$0.0569/kWh	36.07
VEA - 62 days		634 kWh x \$0.00744/kWh	4.72
CRPSEA - 62 days		634 kWh x \$0.01868/kWh	11.84
VRPSEA - 62 days		634 kWh x \$0.03208/kWh	20.34
Subtotal Electric Charges			\$232.30
City of Los Angeles Utility Tax - 62 days		\$232.30 x 12.5%	29.04
State Energy Surcharge - 62 days		634 kWh x \$0.0003/kWh	0.19
Total Electric Charges			\$ 261.53

Green Power for a Green LA --LADWP's Green Power program replaces electricity from polluting power plants with energy generated from renewable resources. To learn more and sign up, visit www.ladwp.com/greenpower



www.ladwp.com 1-800-342-5397

Hours of operation - 7 am to 7 pm

DEFINITIONS

HCF – (Hundred Cubic Feet) the units in which water usage is measured. One HCF equals 748 gallons.

Rate Schedule – rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

Tier (Multi-Dwelling Unit) – One of two usage ranges used in a pricing method that provides an incentive to conserve water. The first usage range (Tier 1) is based on average consumption for the preceding Dec. - Mar., but not less than 24 HCF each month. Any usage over the Tier 1 allotment is billed at a higher rate (Tier 2). Shortage year water rates no longer apply



Water Charges

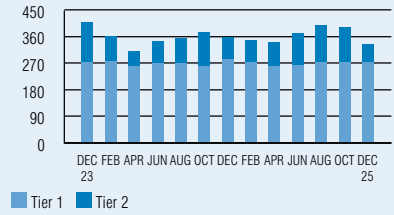
BILLING PERIOD **DAYS**
10/14/25 - 12/15/25 62

RATE SCHEDULE
Water Schedule B - Multi-Dwelling Unit Residential

NEXT SCHEDULED READ DATE
2/12/26

SA # : 1882642448

USAGE HISTORY (Total HCF)



	Prev Yr	Dec 25
Total HCF used	361	339
Average daily gallons	4219	4090
Days in billing period	64	62
Your average daily cost of water		\$63.76
Your average cost per gallon of water		\$0.02

1 Hundred Cubic Feet (HCF) = 748 Gallons

METER NUMBER	CURRENT READ	–	PREVIOUS READ	=	TOTAL USED
90589368	9854		9515		339 HCF
Tier 1 Water			277.99622 HCF x \$11.09997/HCF		3,085.75
Tier 2 Water			61.00378 HCF x \$14.2201/HCF		867.48
Subtotal Water Charges					\$3,953.23

Total Water Charges \$ 3,953.23

For the Quarterly Notice of Change in LADWP Water Rates, go to

www.ladwp.com/quarterlynotice



www.lacitysan.org 1-800-773-2489

Hours of operation - 24/7

DEFINITIONS

EZ-SAVE Program Sewer Surcharge - an amount charged to each customer to help cover the costs of providing sewer service subsidies to EZ-SAVE customers, required by state and federal law.

Sewer Service Charge - (SSC) a charge for use of the sewer system, to cover the costs of constructing and maintaining wastewater facilities such as sewers and sewage treatment plants, and for treating sewage.

Bulky Item Fee - a charge to cover the costs (including, but not limited to, staff, equipment and facilities) of bulky item collections (including, but not limited to, transfer, recycling, recovery and/or disposal) from multi-family apartment dwellings.

Solid Resources Fee (Trash Fee) - a charge to cover the costs (including, but not limited to, staff, equipment, and facilities) of collections and/or availability of collections for the handling (including but not limited to, transfer, recycling or recovery) and disposal of trash and other solid wastes.

Standard Single Family Allotment of Containers:
60 gallons for refuse (Black)
90 gallons for yard trimmings (Green)
90 gallons for recyclables (Blue)
Extra capacity is billed in increments of 30 gallons.

Electric Definitions

Minimum Charge - an amount charged if your usage falls below a certain minimum level to cover costs for services provided such as meter reading, billing, postage, etc. when a service charge is not applicable.

Rate Schedule - rates, based on type of use, approved by the Board of Water and Power Commissioners and adopted by the City Council. For a list, visit www.ladwp.com

RPS - Renewable Portfolio Standard program to increase the use of energy from photovoltaics, wind, biomass, and other renewable sources.

Service Charge - a charge for services provided such as meter reading, billing, postage, etc.

Temperatures Zone - Two groupings of zip codes, based on generally common average temperatures, used to determine a customer's electrical allotment for each pricing tier.

Tier (Residential) - one of three usage ranges, based on zone, with associated rates to provide an incentive to conserve electricity. The lowest rate for usage is in Tier 1.

Time-of-Use - Time-of-Use rates are based on the time of day that you use electricity. During the Base hours, when customer use is low, your price will be lower than the standard residential rate. Prices during Low Peak hours are slightly higher than standard rate. In High Peak hours, the cost to supply energy is the highest, and it will cost more than the standard rate. See your Usage History for days and times of day for High, Low and Base periods.

To view the Connections newsletter, go to

www.ladwp.com/connections

Sewer Charges

SA # : 1882642450

BILLING PERIOD	DAYS	SEWER RATE SCHEDULE
10/14/25 - 12/15/25	62	Sewer Service Charge - Multi Residential Customers
Sewer Service Charge		311.88 HCF x \$8.48000/HCF 2,644.74
Total Sewer Charges		\$ 2,644.74

Solid Waste Charges

SA # : 1882642957

BILLING PERIOD	DAYS	SOLID WASTE RATE SCHEDULE
10/14/25 - 12/15/25	62	Refuse Service - Bulky Item Fee
BIF owner - 62 days		20 Unit(s) 40.55
Total Solid Waste Charges		\$ 40.55

Communication from Public

Name: Pegah Heydar

Date Submitted: 05/19/2026 09:49 AM

Council File No: 22-0178

Comments for Public Posting: Dear City Council Members; I urge you to OPPOSE any proposal that would ban RUBS for new tenancies. Below are some important reasons for my request: • RUBS promotes conservation and responsible utility usage • Utility costs continue to rise dramatically for housing providers • Eliminating RUBS removes a fair and widely used cost-allocation tool • Policies should encourage conservation, not discourage it • Additional operational restrictions make housing more difficult and expensive to provide Thank you for your attention.

Communication from Public

Name: Justin M Swanson
Date Submitted: 05/19/2026 03:21 PM
Council File No: 22-0178

Comments for Public Posting: To the Los Angeles Housing Committee, I strongly oppose the proposed ban on RUBS (Ratio Utility Billing Systems) and urge the Committee to carefully consider the severe unintended consequences this policy would have on housing providers, tenants, and the overall rental housing market in Los Angeles. For many apartment owners, especially small and mid-sized operators, RUBS is one of the only practical mechanisms available to fairly allocate rising utility costs in older multifamily buildings that were never originally designed with individual water meters. Eliminating RUBS would force owners to absorb rapidly increasing utility expenses while simultaneously restricting their ability to proportionately recover those costs through rents in an already highly regulated environment. Operating expenses across Los Angeles continue to rise dramatically year after year, including: Insurance premiums Property taxes Water and sewer costs Trash and sanitation fees Labor and maintenance expenses Financing and interest costs Compliance costs associated with increasing regulation At the same time, many owners are already operating under strict rent control limitations that significantly restrict revenue growth. The proposed RUBS ban would further widen the gap between operating income and operating expenses, placing many rental property owners into financially unsustainable situations. Additionally, banning RUBS removes incentives for responsible utility consumption. When tenants are not accountable for their individual or proportional utility usage, overall water and energy consumption typically increases. At a time when California continues to face water shortages, drought concerns, and statewide sustainability goals, discouraging conservation sends the wrong message environmentally and economically. The reality is that many multifamily property owners are not large institutional corporations. Many are local families, retirees, and small business owners who rely on rental income to maintain their properties, pay mortgages, employ vendors, and support long-term investment into housing stock. Policies that continue to increase operating burdens without providing workable economic solutions will discourage investment into rental housing, reduce maintenance and capital improvements, and ultimately decrease the quality and availability of rental units throughout Los Angeles. Los Angeles is already

facing: Rising interest rates Increasing construction costs
Declining housing affordability Insurance market instability
Slowing multifamily investment activity Continued migration of
residents and businesses out of California Further overregulation
risks accelerating disinvestment in the city's housing market at a
time when more housing supply and reinvestment are critically
needed. I respectfully urge the Housing Committee to oppose the
proposed ban on RUBS and instead pursue balanced solutions that
protect tenants while also preserving the financial viability of
rental housing providers who are essential to maintaining and
improving the city's housing inventory. Thank you for your
consideration.

Communication from Public

Name:

Date Submitted: 05/19/2026 03:36 PM

Council File No: 22-0178

Comments for Public Posting: I am asking you not to support the ban on RUBS which is a policy that makes everyone more responsible about their water usage. If you want to waste more water than making it "free" is the way to go. But if you (city council members - people who help control our resources) want to do the environmentally responsible thing then you should be encouraging passing on water usage fees to those who use water. I am not opposed to banning other passthroughs but it's only common sense that if we treat water like an endless commodity we will end up in a scarcity situation. This RUBS ban does not help anything. I am a small landlord and also a passionate water saver. I practice water capture and usage at my own home and want the residents I house to do the same. Thank you.

Communication from Public

Name:

Date Submitted: 05/19/2026 04:13 PM

Council File No: 22-0178

Comments for Public Posting: RUBS remains an important conservation and cost-recovery tool for older, master-metered buildings where individual unit metering is not feasible. Any policy change should be based on data, stakeholder input, and a full analysis of impacts on conservation, affordability, and housing operations. RUBS is one of the few practical tools available to encourage conservation in older, master-metered buildings where individual unit usage cannot be measured. It allows housing providers to fairly recover rising utility costs tied to resident consumption. I strongly oppose the ban in Rubs , if passes it will increase the consumption of energy and it will put many apartments owners at the risk of financial ruin and as a consequence decrease the availability of rental units.

Communication from Public

Name: William Erickson

Date Submitted: 05/19/2026 04:27 PM

Council File No: 22-0178

Comments for Public Posting: As a Landlord in an RSO building, we oppose the elimination of RUBS as a reasonable means to equitably share real and measurable expenses for water, sewer and trash amongst our tenants based on actual usage. RUBS does keep our tenants mindful of their use of valuable natural resources. In addition, we continue to endure restrictions on tenants that won't pay rent, attorney's that attempt to extort landlords, the ULA Disaster, and lack of city services and safety. If RUBS is taken away, it is one more box that is checked that will restrict investment in housing, and drive investment out of Los Angeles. Too many of our tenants are moving to other states because of conditions in the city, not because of RUBS charges.

Communication from Public

Name:

Date Submitted: 05/19/2026 09:02 PM

Council File No: 22-0178

Comments for Public Posting: As a small business owner of older multifamily housing in LA, I want to call your attention to the substantial harms adoption of this proposal would cause, as well as its unfairness. RUBS is one of the very few tools we have to encourage our city's critical goal of resource conservation. Our experience aligns with the very large scale study, and other housing providers' experience: residents use far less water and other utilities when it directly impacts their costs. Aligning incentives and costs with people's control over their utilities' use is fair to all. Careless overuse of utilities makes everyone's costs higher. The use of RUBS is already highly regulated by LA City Rent Control, and requires implementation in a fair and transparent way. We, like other small housing providers, have been very negatively impacted by rising utilities costs, as well as skyrocketing insurance and other expenses, combined with lower limits on future rent increases. We are proud of the housing and service we provide our residents. But we are already in a position where we are unable to add ADUs that would help alleviate the housing shortage, and if our situation becomes worse, the likely buyers of our properties would probably re-develop the sites, reducing available rental units. While I understand the concern for hardworking residents, this proposal causes much more harm than help, damaging the larger goals of our city--to make more affordable housing available and conserve and manage costs of water and other critical resources. Further, this proposal came from an unelected agency, not the City Counsel. Housing providers had no input. This is neither an effective nor fair way to make such an important decision. I strongly urge you to reject this misguided proposal.

Communication from Public

Name: Dennis Keith Ruby

Date Submitted: 05/19/2026 05:07 PM

Council File No: 22-0178

Comments for Public Posting: If the tenants do not have any skin in the game they will let the water run down the street and sponsor High School Car washes without a care in the world. The tenants will also let the shower run for 10 minutes before they get in without a care in the world. The over regulation, taxes and increased insurance costs are making it impossible for me to survive in the California Rental Market. When using RUBS the water bill shrinks to 50% of what it was before. Declining RUBS will only make the Colorado River run dry faster. Don't the council persons have any concern for water preservation. If you allow this to pass it will be the last straw for all of us mom and pop landlords. Please do not allow this to pass.

Communication from Public

Name: Kreg Douvros

Date Submitted: 05/19/2026 05:17 PM

Council File No: 22-0178

Comments for Public Posting: If you eliminate RUBS ... you will increase wasteful consumption... not very smart... It costs to live ..why always TAKE from landlords and business owners. People are responsible to plan for and pay for their own lives... Sure don't see you capping the cost of automobiles, groceries, or really effectively capping utility costs ... ONLY Landlords must PAY for others to live. Thank You

Communication from Public

Name: IRWIN ZEKE WARSAW

Date Submitted: 05/19/2026 11:27 PM

Council File No: 22-0178

Comments for Public Posting: To ALL MEMBERS OF THE LOS ANGELES CITY COUNCIL: I strongly recommend OPPOSING the the banning of the Ratio Utility Billing System (RUBS), Council File No. 22-0178, because RUBS encourages Tenant conservation and more responsible Utility usage and prevents scarcity of gas, water, electricity, etc., in an era of dwindling precious public utilities. Let's take action to SAVE these precious assets, rather than risk their continuing reduction. Respectfully yours, IRWIN ZEKE WARSAW